

**TO:** Mayor and Board of Trustees  
**FROM:** Village Administrator Steve Stricker and Staff  
**SUBJECT:** Regular Meeting of September 27, 2010  
**DATE:** September 24, 2010

**PLEDGE OF ALLEGIANCE:** Dheeksha Ranginani, Pleasantdale Middle School

## **6. ORDINANCES**

### **A. Annex Certain Property (Surrounded Territory)**

The Ordinance force annexing the truck depot, as well as other properties, was continued from the September 13 meeting to the September 27 meeting. If the Village Board so chooses, it could pass the Ordinance to annex these properties on Monday evening.

As a result of discussions from the last Board meeting, our truck depot working group, which includes Mayor Grasso, Community Development Director Doug Pollock, Chestnut Hills residents Steve Less and Larry Ryan, and me, met with Scott Hargadon, the attorney for SAIA on Wednesday, September 15, to discuss the possibilities regarding conducting a noise study. The group met again with Mr. Hargadon on Tuesday, September 21, and interviewed two noise consultants who would be able to conduct a noise study. The two consultants included our consultant ECS, LLC, of Bridgeview, IL; and Shiner & Associates, of Chicago. After interviewing both firms, the group agreed to allow SAIA to engage the services of Shiner & Associates to conduct a noise study (see attached proposal). One of the reasons why this firm was chosen was the fact that they have had experience working with truck depots in the past and would be able to provide recommendations to reduce noise levels, once identified. Our consultant, ECS, was only prepared to provide initial data and suggested that any recommendations regarding noise mitigation be made by a separate engineering firm.

At this meeting, Mr. Hargadon voiced his concern that the data collected could be used against his client, if, indeed, the results showed that they are not in compliance with either Burr Ridge or Illinois standards. In order to move forward with the noise study so that we can ultimately receive a proposal from SAIA to mitigate the noise, it was agreed that Shiner & Associates would not submit to the Village their initial noise measurements. Obviously, if we cannot reach an accommodation with SAIA, we can always hire our own noise consultant to conduct the necessary measurements to determine if there are, indeed, violations.

We anticipate that the noise study will take place within the next couple of weeks and may take another couple of weeks to analyze all the data and for SAIA to provide us with their proposals to mitigate noise levels. Mr.

Hargadon will be present on Monday night to answer any questions.

**It is my recommendation:** that this item be continued to the October 11, 2010, Board meeting.

**B. Dispose of Village Property (Electronics)**

We have inventoried obsolete, damaged, and non-functioning equipment no longer in service. The equipment does not have any value and needs to be disposed of. The equipment will be disposed of and recycled in an environmentally safe way. Enclosed is an Ordinance listing the outdated equipment and authorizing appropriate disposal.

**It is our recommendation:** that the Ordinance be approved.

**7. RESOLUTIONS**

**A. Intergovernmental Agreement for Health Inspection Services**

Enclosed is a Resolution authorizing an agreement with the Cook County Health Department to provide health inspection services. The agreement is identical to that which has been signed in previous years, with no increase in the per-inspection fee of \$60.00. The \$60.00 fee is billed to the businesses for which an inspection is required.

**It is our recommendation:** that the Resolution be adopted.

**8. CONSIDERATIONS**

**A. Plan Commission Recommendation - Deny Text Amendment and Special Use (Z-07-2010: 143 Tower Drive – Ed Giebel)**

Please find attached a letter from the Plan Commission recommending denial of a request by Mr. Ed Giebel on behalf of McFarlane Douglas, Inc. for an amendment to the Zoning Ordinance to add “Outdoor Storage” as a special use in the RA Research Assembly District and for special use approval to permit outdoor storage of landscaping materials. The petitioner owns and operates a landscaping business at 143 Tower Drive. The proposed outside storage is limited to approximately 1,000 square feet and includes plants, soil, and mulch.

Mr. Giebel was present at the public hearing and stated that his business has changed over the years to include exterior landscaping and that the storage of exterior plant materials needs to be outside rather than inside the building.

The Plan Commission considered a limited amendment which would restrict outside storage to 1,000 square feet and perhaps even limit the types of materials that may be stored outside. However, the majority of the Commission was concerned that this could lead to more outside storage in various manufacturing districts throughout the Village which would be undesirable. The Commission discussed the 2002 denial of a

request by AMS Mechanical, at 140 Tower Drive, for outside storage. Additionally, it was the consensus of the Commission that the petitioner had failed to show a need for the zoning change. The Commission felt that the needs of the business could be accommodated without outside storage.

**It is our recommendation:** that the Board concur with the Plan Commission and direct staff to prepare an Ordinance denying this petition.

**B. Extend Completion Deadline – Meadowbrook Place Subdivision**

The Meadowbrook Place Subdivision is a 7 lot subdivision located at 8425 Meadowbrook Drive. The final plat was approved on September 24, 2007 and the original completion deadline was September 24, 2009. One year ago, the Board granted a one year extension to September 24, 2010.

The only work that has been done on the property was a limited amount of grading. There is a stock pile of top soil on the property, a bull dozer is on the property, and tree preservation fencing is in place. Otherwise, the property appears as a vacant lot with an established ground cover.

The developer is in the process of re-financing the project and expects to begin work in November of this year. A one year extension to September 24, 2011 is requested.

Given the relative undisturbed nature of the property there does not appear to be any urgency in completing the subdivision improvements. Therefore, staff has no objection to the requested extension provided the following conditions are met:

1. The developer should provide a revised Engineer's Cost Estimate for the subdivision improvements to ensure that the amount of the Letter of Credit remains accurate and up to date.
2. A revised Letter of Credit should be provided as per the above condition and to extend the term of the Letter of Credit to September 24, 2011.
3. As per Section V.D.3 of the Subdivision Ordinance, the minimum \$10,000 extension fee should be paid by the developer. By Ordinance, the extension fee is 20% of the cost of the remaining improvements (estimated at \$585,624.25) with a maximum fee of \$10,000. The developer paid a \$10,000 extension fee for the first extension in 2009.

**It is our recommendation:** that the Board direct staff to prepare a Resolution extending the completion deadline to September 24, 2011 subject to the above conditions.

**C. Zoning Board of Appeals Recommendation - Generator Variation (V-03-2010: 3 Brighton Place – Camalick)**

Please find attached a letter from the Zoning Board of Appeals recommending approval of a request by Mr. Jack Camalick for a variation

from the Burr Ridge Zoning Ordinance to permit a generator for an existing home to be located adjacent to the side wall of the house rather than adjacent to the rear wall of the house. The property is located at 3 Brighton Place in The Heatherfields Subdivision.

At the Zoning Board hearing, the petitioner stated that the appropriate location for the generator adjacent to the rear wall of the house would be in front of one or another large picture window. The proposed side wall location would be screened with landscaping and is 80 feet or more from the neighbor's house. It is also adjacent to other mechanical equipment including an air conditioning unit and a gas meter.

It is the consensus of the Zoning Board that the proposed variation for the generator is unique to this property, that the variation is a minor deviation from the zoning standard, and that the generator setback from the 40 foot side lot line setback and the 80 foot separation from the neighbor's house met the intent of the zoning regulation (to provide separation from adjacent properties) and would preclude any negative impact on the adjacent property.

**It is our recommendation:** that the Board concurs with the Zoning Board of Appeals and directs staff to prepare an Ordinance approving the variation.

**D. Maintenance Contracts – Village Hall and Police Facility Generators**

The FY 2010-11 Budget includes \$1,500.00 for an annual maintenance agreement for the Pump Center emergency stand-by generator. This vital piece of equipment should be maintained to the highest standards to assure complete reliability and functionality.

The total annual cost of the contract is \$1,490.00 for preventative maintenance on the Pump Center generator. Cummins has agreed to hold their 2009-2010 price with no increase for 2011. This agreement consists of two (2) visits per year and includes the cost for replacement of all oil, lubricants and filters. Cummins, which has a world-wide reputation in the field of power generation, is the company that manufactured the generator and installed the electronic control components for this equipment. They currently have service contracts to maintain the generators at both the Public Works Department facility and the Village Hall. Cummins NPower of the Hodgkins, Illinois branch has been performing this work for the Village for the past several years and all maintenance is performed by factory trained and certified technicians. They are the only local company that has the ability to perform these maintenance functions and also provide 24 hour emergency service. In addition, the proximity of the Hodgkins branch office has proven to be an invaluable asset in the past.

It is also necessary to contract for preventative maintenance for the new Police Facility generator. Cummins NPower has provided a proposal of \$1,590 for this generator. It should be noted that the PD generator is more complex than other Village generators because it can be operated

by several fueling systems. It should also be noted that it is necessary to retain Cummins as a contractor to ensure that the warranty on the new Cummins generator is not waived.

**It is our recommendation:** that a contract be awarded to Cummins NPower for maintenance of the Pump Center generator in the amount of \$1,490/year and for maintenance of the Police Station generator in the amount of \$1,590/year.

**E. Purchase of Replacement Blueprint Scanner**

In 2002, a wide format blueprint scanner was purchased as part of the Village's overall Laserfiche document imaging system. The scanner was primarily used to image all of the historical building permit blueprints. The scanner has provided years of service and high production – imaging over 7,000 permits and over 100,000 blueprint pages.

The scanner's main system board failed. Due to the age and extensive use of the scanner, it is more cost effective to purchase a new scanner with updated technology than to repair the old scanner. Replacement dollars have been set aside in the Information Technology fund to completely cover the cost of replacement.

Quotes were received from three vendors on comparable scanners. TKB and Associates provided the best scanner that would integrate with our document imaging system.

TKB and Associates	\$6,564
Crabtree Companies, Inc.	\$10,275
Scantasik Inc.	\$11,295

**It is our recommendation:** that the scanner be purchased from TKB and Associates in the amount of \$6,564.

**F. Proclamation – Walk Our Children to School Day**

Enclosed is a proclamation designating October 6, 2010, as “International Walk to School Day” in the Village of Burr Ridge, as requested by Elementary School District 181.

**It is our recommendation:** that the Proclamation be approved.

**G. Receive and File FY 2009-10 Audit**

Enclosed separately please find the FY 2009-10 Audit. Dan Berg, firm partner with our auditors, Sikich Gardner & Co. LLP, will be present at the next board meeting on October 11, 2010 to make a brief presentation on the audit and to answer any questions the Trustees might have.

**It is our recommendation:** that the FY 2009-10 Audit be received and filed.

**H. Approval of Vendor List**

Enclosed is the Vendor List in the amount of \$584,938.68 for all funds, plus \$192,323.77 for payroll, for a grand total of \$777,262.45. The Vendor List includes the following special amount:

- \$444,020.80 – Harbour Contractors for payment #12 (final) for Police facility construction project

**It is our recommendation:** that the Vendor List be approved.